

Substantive response of Blaby District Council’s Environmental Services Department

Response provided under the delegated authority of the Environmental Services Manager

Application Details: 23/1047/DOC Discharge of Condition 13 (Construction Method Statement) attached to appeal decision (APP/T2405/W/23/3318532) pursuant to 22/0464/FUL	Site Address: 43 New Street Blaby
Planning Officer: Charles Ebden	Environmental Services Officer: David Gould
Date received: 13.12.2023	Date of submission of response: 04.01.24

Advice provided			
Further information is needed before determination <div style="text-align: center; font-size: 2em;">X</div>	No objection <div style="text-align: center;"><input type="checkbox"/></div>	No objections subject to the imposition of conditions <div style="text-align: center;"><input type="checkbox"/></div>	Objection <div style="text-align: center;"><input type="checkbox"/></div>

Observations and reasons for advice:
<u>Air Quality – ☒ N/A</u>
<u>Land Contamination - ☒ N/A</u>
Flooding - ☒
Drainage – ☒ N/A Drainage (Foul) <input type="checkbox"/> Drainage (Surface) <input type="checkbox"/>

Odour - N/A

Noise and Disturbance - N/A

Lighting - N/A

Impact of Construction - N/A

Observations and reasons for advice:

I have considered the document submitted and have the following comments to offer upon it.

On page 1 of the submitted document it states that the condition requires it to include:

a. Routing of construction traffic b. The parking of vehicles of site operatives and visitors. c. Loading and unloading of plant and materials. d. Site compound locations. e. Storage of plant and materials used in constructing the development. f. Measures to control the emission of dust and dirt during construction. g. Hours of operation – the details shall include the hours of construction and the Hours of loading/unloading of materials. h. Construction noise and vibration strategy. i. Piling strategy j. Wheel cleaning facilities k. Timetable for provision of facilities l. Management of surface water on site during construction

I consider that items 'a' to 'e' and 'j' to 'l' are matters that Leicestershire County Council, as Highways Authority, would consider, and I understand that they have already been consulted. I have therefore restricted my comments to items 'f' to 'i'.

f. Measures to control the emission of dust and dirt during construction

Some information is included relating to dust suppression. However no details are given of monitoring of the site to detect issues arising and implementing appropriate mitigation.

The demolition of 43 New Street has a high potential for causing off-site impacts to adjacent residential properties. The document states that this would be the first element of site works, and that demolition is to be carried out by hand from scaffolding. I consider that more details should be include of measures for controlling dust and dirt during the demolition, including any vehicle movements.

g. Hours of operation (– the details shall include the hours of construction and the Hours of loading/unloading of materials)

The proposed hours in the document for work and site deliveries are: Monday to Saturday 07:00 to 18:00. These are inappropriate for a site that is in close proximity to residential properties. Normal hours for such a site are often 08.00 to 17.00 Monday to Fridays and 08.00 to 13.00 on Saturdays, with no working on

Sundays or public holidays. Quiet setting up activities often commence from 07.30. I consider that the document should be revised accordingly.

h. Construction noise and vibration strategy

Some detail is provided regarding noise and vibration control, referring to a relevant British Standard. The document states that a noise bund is to be formed behind the houses on New Street to provide mitigation. The approximate location of such a bund is indicated on the attached site plan. However no bund is shown behind 45 New Street, nor the properties on Harvey Close. Further details of the bund are needed (e.g. height, material to be used, scheduling of provision). The bunding should also be provided behind the other addresses mentioned.

No details are given of monitoring of the site to detect issues arising and implementing appropriate mitigation.

The document states that lighting on the site would be powered using a generator if mains power is not available. Proposed location(s) for such a generator should be shown on the attached site plan, together with details of the likely plant and measures to ensure that noise and vibration does not cause off-site impacts.

The demolition of 43 New Street has a high potential for causing off-site impacts to adjacent residential properties. The document states that this would be the first element of site works, and that demolition is to be carried out by hand from scaffolding. I consider that more details should be included of measures for controlling noise during the demolition, including any vehicle movements.

i. Piling strategy

I note from the document that piling is not required on the site and therefore I am satisfied that a strategy is not required. However, if piling is found to be necessary at a later stage, this element of the document will need to be revised and a suitable strategy submitted for approval.

Summary list of additional information required:

- Further information on site monitoring for dust/noise/vibration
- Revised site hours
- Further details on proposed bunding and an increase in its extent
- Details of possible generator to power lighting
- Measures to address noise/dust/dirt during demolition of 43 New Street

Reason (s) for objection, including reference to planning policy:

Waste Storage and Handling - N/A

Caravan Site - N/A

Other

Note to Applicant

The Council has statutory powers to control the impacts of construction and demolition under the Environmental Protection Act 1990, the Control of Pollution Act 1974, and the Leicestershire Act 1985. These are not affected by compliance with the
